



REDEVELOPMENT AGENCY AGENDA
MEETING OF: AUGUST 15, 2001

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 THE WEDNESDAY OF THE MEETING AT 8:00 PM AND ARE ALSO REBROADCAST ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 10:00 AM.

I CALL TO ORDER

II ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 12:01 P.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD, L. B. McDONALD, WEEKLY and MACK

ALSO PRESENT: VIRGINIA VALENTINE, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Downtown Transportation Center, City Clerk's Board
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Parkway
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(12:01 – 12:02)

2-3506

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: AUGUST 15, 2001

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF AUGUST 1, 2001

MOTION:

REESE – APPROVED by Reference – UNANIMOUS with L. McDONALD not voting

MINUTES:

There was no discussion.

(12:02 – 12:03)

2-3516

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: AUGUST 15, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING THE FINAL ADAPTIVE REUSE ANALYSIS BY JMA ARCHITECTURE STUDIOS PERTAINING TO THE POSSIBLE ACQUISITION OF THE U.S. POST OFFICE AND COURTHOUSE LOCATED AT 301 STEWART AVENUE (APN# 139-34-501-002) FROM THE GENERAL SERVICES ADMINISTRATION OF THE UNITED STATES OF AMERICA AND DIRECT STAFF ACCORDINGLY - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division: OBD/Redevelopment
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Prior to the possible acquisition of the U.S. Post Office and Courthouse, the Office of Business Development has contracted with JMA Architecture Studios to perform a reuse analysis of the building. The analysis has determined the structural condition, historic renovation costs, market analysis, land uses, development schemes, financial feasibility, financial impact, and economic and fiscal impacts related to the potential acquisition of the building.

RECOMMENDATION:

Staff recommends City Council approval and acceptance of the final adaptive reuse analysis for the U.S. Post Office and Courthouse and to direct staff accordingly.

BACKUP DOCUMENTATION:

1. Project Summary
2. Disclosure of Principals
3. Site Map

MOTION:

WEEKLY – Report ACCEPTED - UNANIMOUS

MINUTES:

NOTE: A combined Verbatim Transcript of Item IV-A is made a part of the Final Minutes Under Item VI-A.

REDEVELOPMENT AGENCY MEETING OF AUGUST 15, 2001

Business Development

Item IV-A – Discussion and possible Action regarding the Final Adaptive Reuse Analysis by JMA Architecture Studios pertaining to the possible acquisition of the U.S. Post Office and Courthouse located at 301 Stewart Avenue

MINUTES – Continued:

APPEARANCES:

LESA CODER, Director of Business Development

HAL DAYNE, JMA Architects

STEVE ALTAIR, JMA Architects

TOM McGOWAN, 720 S. Casino Center Blvd.,

TODD FARLOW, 240 North 19th Street

BEATRICE TURNER, West Las Vegas

VIRGINIA VALENTINE, City Manager

(12:03 – 12:19)

2-3574/3-1



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: AUGUST 15, 2001

CITIZEN PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

TOM McGOWAN, Las Vegas resident, strongly stated that the downtown Post Office should not be the site for Mash Village. He also asked which public transportation bus is available from the Downtown Transportation Center (DTC) to the Casablanca Hotel and Casino. He inquired about the fare and the time schedule and if this transportation is not available to citizens, he questioned how City of Las Vegas citizens would be able to give testimony at the two-day open meeting scheduled at Mesquite. On another note, he suggested having a similar event with food, beverage and entertainment such as was held at the MGM on August 19th to benefit the homeless population. He also feels a remuneration should be considered for those who voluntarily transport Disabled American Veterans to and from the VA Medical Center. In his closing, he made several comments regarding racial discrimination.

TODD FARLOW, 240 North 19 Street, made a suggestion that the expansion of the Neon Museum be incorporated into the plans for the Post Office.

ANTHONY HODGES, 3641 Las Vegas Boulevard, conveyed that the Post Office is a government structure that has historical value and belongs to the people. He expressed that it should be available to all citizens.

DOROTHY BARNES spoke of the need for the Office of Consumer and Regulatory Affairs regulating the revenue of the gambling industry and business owners.

BEATRICE TURNER stated her disapproval of Mash Village acquiring the Post Office. COUNCILMAN REESE reiterated MAYOR GOODMAN'S stance that the Post Office would remain a historical site. MS TURNER announced profoundly that she would make her presence known to consistently oppose any proposal to consider the Post Office as a shelter for the homeless.

(12:19 – 12:26)

3-476



REDEVELOPMENT AGENCY MEETING OF AUGUST 15, 2001

THE MEETING ADJOURNED AT 12:26 P.M.

Respectfully submitted: _____

DEENY ARAUJO
September 5, 2001

BARBARA JO RONEMUS, SECRETARY

(12:26)
3-694